143.0	0009	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	784,900	/	784,900
USE VALUE:	784,900	/	784,900
ASSESSED:	784,900	/	784,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGOVERN MICHAEL C & MERLINA N
Owner 2:	
Owner 3:	
Street 1:	156 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLAKE JEFFREY T & NORMA J -
Owner 2:	-
Street 1:	156 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5024.000	324,800	3,500	456,600	784,900
Total Card	0.115	324,800	3,500	456,600	784,900
Total Parcel	0.115	324,800	3,500	456,600	784,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.78 | /Parcel: 366.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93400
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0011.0

!11169!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,800	3500	5,024.	456,600	784,900		Year end	12/23/2021
2021	101	FV	314,800	3500	5,024.	456,600	774,900		Year End Roll	12/10/2020
2020	101	FV	314,900	3500	5,024.	456,600	775,000	775,000	Year End Roll	12/18/2019
2019	101	FV	238,400	3500	5,024.	428,000	669,900	669,900	Year End Roll	1/3/2019
2018	101	FV	246,400	3500	5,024.	353,800	603,700	603,700	Year End Roll	12/20/2017
2017	101	FV	246,400	3500	5,024.	325,300	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	246,400	3500	5,024.	296,800	546,700	546,700	Year End	1/4/2016
2015	101	FV	232,500	3500	5,024.	291,100	527,100	527,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:16

LAST REV

Date	Time
06/11/18	11:03:01
apro	

USER DEFINED

Prior Id # 1:	93400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAKE JEFFREY T	55620-456		10/19/2010		581,900	No	No		
	12840-167		8/8/1975		38,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1330	Re-Roof	9,600					New rood and add 2
1/26/1995	33	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
3/27/2009	Inspected	189	PATRIOT
2/4/2009	Measured	345	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5024		Sq. Ft.	Site		0	80.	1.14	9									456,577						456,600	

Total AC/HA:	0.11534	Total SF/SM:	5024	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,577	Spl Credit		Total: 456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

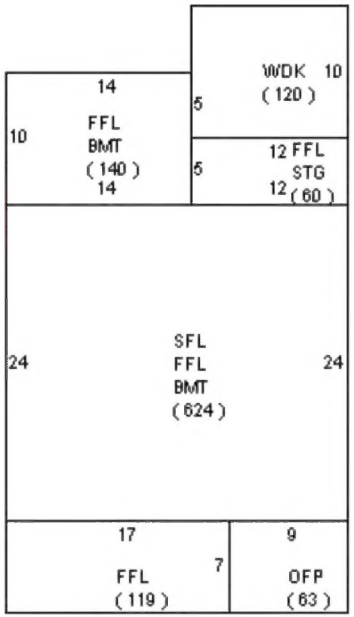
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

EST BMT. OF=BMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32007015
Const Adj.:	0.97320992
Adj $ / SQ:	167.012
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398984
Depreciation:	74211
Depreciated Total:	324773

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.01
Special Features:	0	Val/Su Net:	126.18
Final Total:	324800	Val/Su SzAd	207.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	943	167.010	157,492
BMT	Basement	764	74.530	56,940
SFL	Second Floor	624	167.010	104,215
WDK	Deck	120	13.950	1,674
OFP	Open Porch	63	41.550	2,617
STG	Storage	60	9.080	545

Net Sketched Area:	2,574			Total:	323,483
Size Ad	1567	Gross Area	2574	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

143.0-0009-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X11	A	AV	1930	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc